

304 W WHEAT ST

WOODVILLE, TX 75979

FOR SALE: \$200,000

PROPERTY SUMMARY | SPECIAL PURPOSE PROPERTY



PROPERTY DESCRIPTION

- Estimated VPD: 8,000-12,000
- Proximity to a main highway = visibility + accessibility
- Cleared lot + public utilities
- Located near US-190 with strong regional traffic flow

PROPERTY HIGHLIGHTS

- .43-acre corner lot
- 1,916 SF Main Building with flexible layout for office, retail, or mixed-use conversion
- 900 SF Guest House ideal for additional income, office space, or short-term rental
- Close proximity to local businesses, courthouse, and daily traffic drivers
- Flexible-use property positioned near a key highway corridor

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	19,899 SF
Building Size:	2,392 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	525	1,388	1,860
Total Population	1,227	3,562	5,253
Average HH Income	\$148,907	\$148,158	\$134,554

ADAM OLSEN, CCIM

713.614.2670

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PROFESSIONALS

To Schedule A Showing Call 713.538.1638

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2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

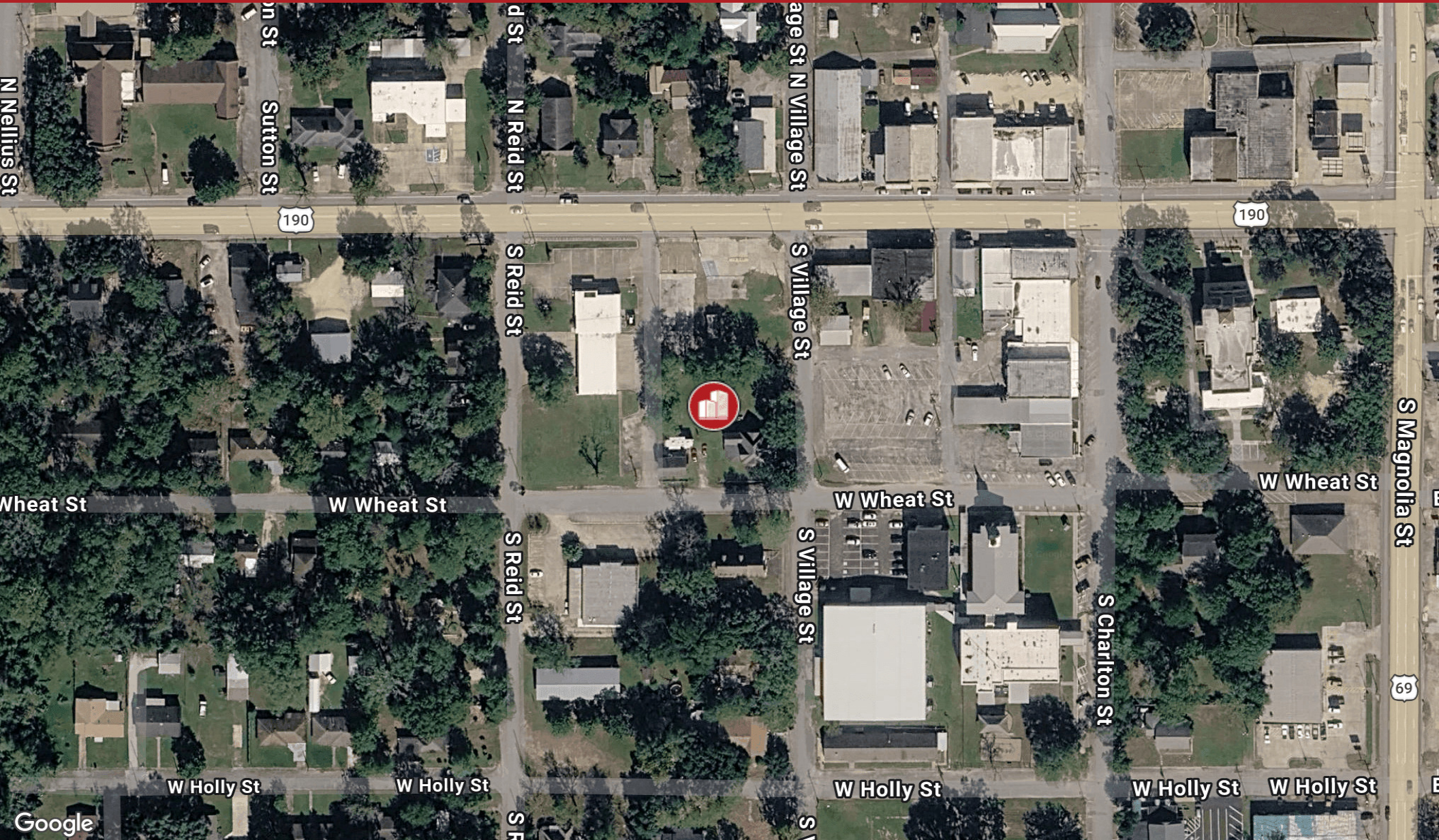
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LOCATION MAP | SPECIAL PURPOSE PROPERTY



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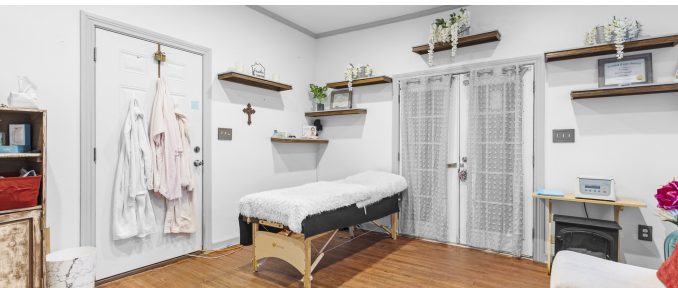
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ADDITIONAL PHOTOS | SPECIAL PURPOSE PROPERTY

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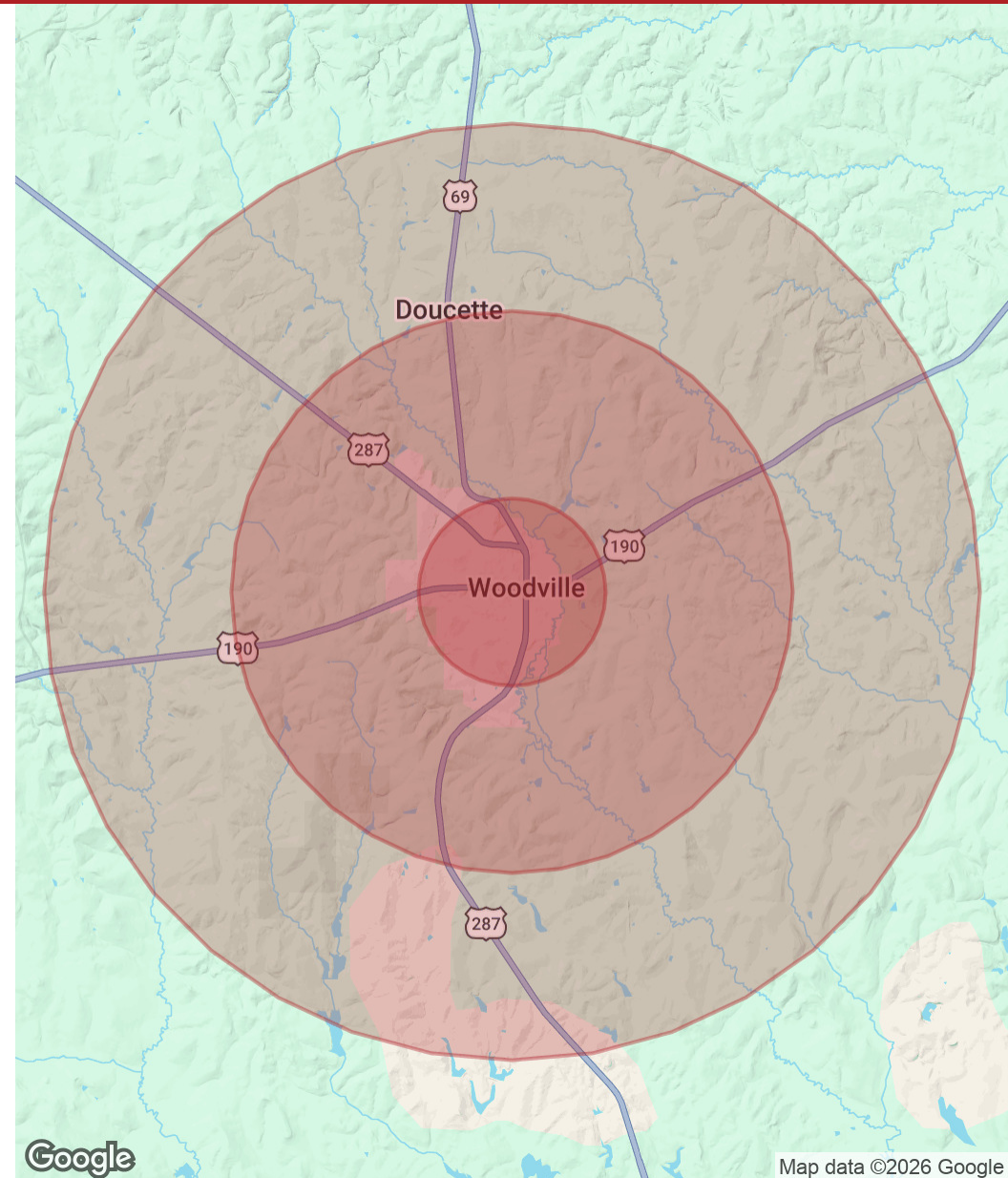
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DEMOGRAPHICS MAP & REPORT | SPECIAL PURPOSE PROPERTY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,227	3,562	5,253
Average Age	41.3	41.1	40.5
Average Age (Male)	35.9	36.3	36.4
Average Age (Female)	46.2	47.9	49.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	525	1,388	1,860
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$148,907	\$148,158	\$134,554
Average House Value	\$1,072,183	\$916,405	\$677,555

2023 American Community Survey (ACS)



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